

# atlanta home IMPROVEMENT

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OCTOBER 2015

**Boost  
Your  
Backyard's  
Appeal with a  
Small Pool or  
Spa p. 50**

**PLUS!** Hundreds  
of resources to  
help you with your  
home improvement  
projects p. 67



**October 24**  
Sneak peek on p. 29

## Bright Ideas

**Illuminate your mind with these lighting  
tips and trends p. 18**

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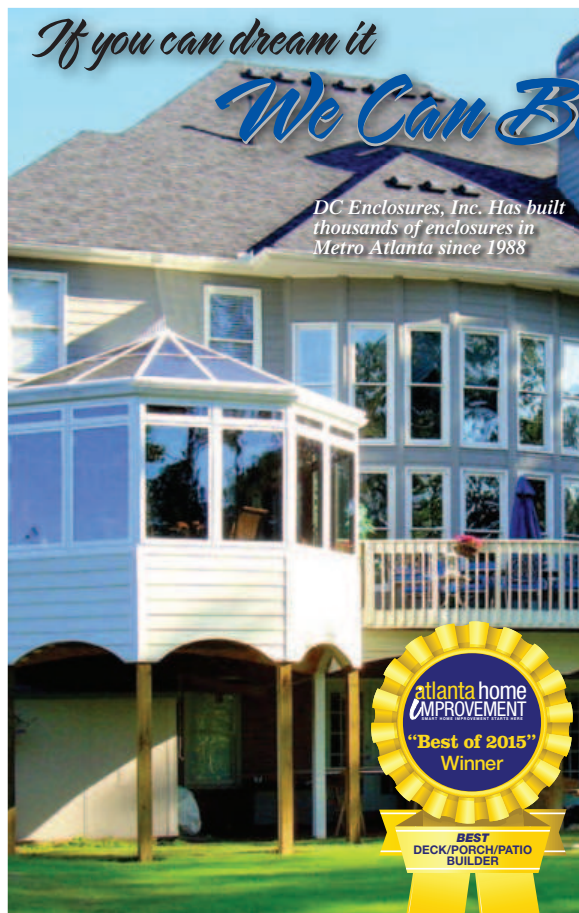
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Photos courtesy of (left to right) Thrasher Pool and Spa, photography by Cliff Finley; Georgia Classic Pool, photography Joshua Dover; Atlanta Outdoor Design, Inc., photography by Kenny Layman



## Good Things Come In Small Packages

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Boost Your Backyard's Appeal with a Small Pool or Spa

Photos courtesy of (top to bottom) Hinkley Lighting; photography by Barbara Brown Photography

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Illuminate your mind with these lighting tips and trends

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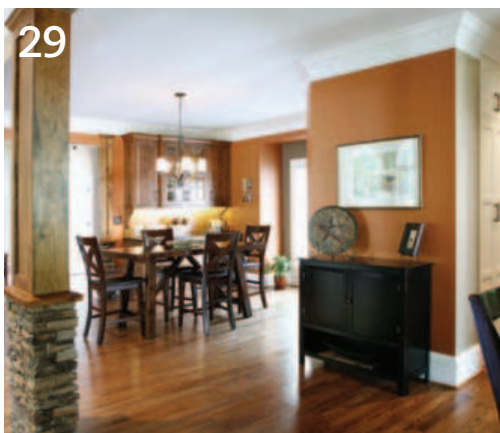
Make the switch to smart home lighting

### SPECIAL SECTION

#### 29 NARI Tour of Remodeled Homes Guide

8 remodeled homes to tour—from Brookhaven to Milton

29



**ON THE COVER:** This kitchen was part of a whole house renovation of a 1920s Druid Hills home. Despite the challenges associated with working on a home that is nearly a century old, the homeowners got the modern conveniences they desired in a design that still blends seamlessly with the rest of their residence. This kitchen is now the true center of the lovely old home. This cover features a project by Weidmann & Associates, Inc., who proudly uses Sewell Appliance as its premier appliance dealer.





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Photo courtesy of King Landscaping



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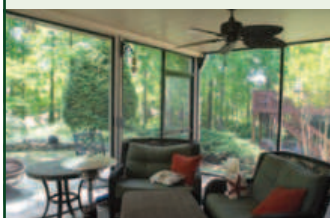
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# editor's letter

## Can't Stand the Heat



**As I've mentioned before, I hail from upstate New York.** I

went to school in Toronto and then moved to Detroit. I know from cold.

So when I first moved to Atlanta, I thought I hit the climate jackpot. I loved that

one could have Thanksgiving dinner...on one's deck! I loved that it rarely – if ever – snowed. Overall, I liked the notion of a “warm season” that lasted seven whole months. But “warm” was what I signed up for. Warm.

Not the soul-melting, bathwater-humid slog of this past summer. For five weeks straight, the highs hovered in the mid- to high-90s! That's not warm. That's cruel.

Granted, I am lucky enough to have a pool. My family swam a lot. But you know what we didn't do? Work on upgrading our uber-dated home. Hot weather lethargy set in and just the idea of picking up a paintbrush or tape measure made me fainter than Scarlett O'Hara. Work, kid and the occasional trot on our treadmill gobbled every ounce of energy.

This is why I'm so ready for fall! The Get Things Done Season! I'm ready to get back to work: measuring, planning, fixing and upgrading.

For one thing, our annual Halloween driveway party is in a few weeks, so we need to figure out our outdoor lighting situation. This is why I particularly like the “Bright Ideas” article that begins on page 18. And for all you homeowners who never want to suffer through another summer, you need to read our article on how to “boost your backyard's appeal with a small pool or spa” on page 50.

Finally, we're excited to announce that the NARI's Tour of Remodeled Homes happens on October 24th. Check out our awesome tour guide on page 29.

This is a fabulous, cool month to get a lot done on your home before the holidays hit.

Your Fall Fan,

Jayne Hallock  
Editor & Social Media Director



## In this Issue

### 4 Things You'll Learn This Month

- 1 What is a spool? P. 50
- 2 Which design element is considered the 'jewelry' of your home? P. 25
- 3 A fun, crafty way to support The Braves! P. 74
- 4 How to winterize your home. P. 16

### Coming in November:

Get ready! It's about to get very "Jetsons" in our November issue. We'll be talking about all the **cool, new home gadgets** that are available now. **Programmable thermostats, smartphone-controlled security cameras** and so much more!

We'll also be debuting our first-ever **"Home Improvement Gift Guide!"**

Think your loved one wouldn't want a gift related to improving their home or everyday life? Think again! We brought together a group of readers for a fun, live, in-person brainstorming session. You'll never guess what they said makes a great holiday gift!



Charles G. Crisp, President and  
Bella Lizasuain, General Manager

# 光輝

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# editor's picks

New and notable home improvement products

Whether you refer to it as West Midtown or simply know it to be the Westside, we call it just plain cool. This urban Atlanta neighborhood is full of life, culture, character and hard-to-resist shopping.



## 1. Gado Gado

Bursting with hand-carved Indonesian furniture and art, Gado Gado is a décor store like no other. Established in 1997, this treasure chest of a showroom offers aisles of beautiful pieces like this unique [wooden chair](#) priced at \$245. Take a peek for yourself by visiting them in person at 1483 Chattahoochee Ave NW or online at [GadoGado.com](#).

## 2. Hill Street Warehouse

This large, impressive warehouse features 50,000 square feet of home and garden accessories. We especially liked this vibrant [birdhouse](#) (\$70)! Be sure to check out this fun, family-owned store at 1345 Collier Road or visit [HillStreetWarehouse.com](#).

## 3. Savvy Snoot

Their tagline is quite literally “Snooty brands at savvy prices!” They’re right. (For instance, this [Louis Poulsen designer lamp](#) is only \$1,500.) The Savvy Snoot features a unique combination of consigned designer furniture, as well as custom-designed pieces. Stop by 1080 Brady Ave or go online at [SavvySnoot.com](#).

## 4. Marty Mason Collected Home

The moment you set foot into Marty Mason Collected Home’s West Midtown flagship store, you’ll be drawn in by their stunning, custom upholstery and décor (like this lovely \$120 [custom pillow](#)). Stop by their Westside store at 1080 Brady Ave or visit them online at [MMCollectedHome.com](#).

## 5. Westside Market Antiques & Interiors

Westside Market Antiques & Interiors has home décor for days. We’re talking rugs, sofas, tables, chairs, art and more. (Check out this adorable \$24 set of [terracotta sea horses](#)!) Stop by their 1530 Ellsworth Industrial Dr NW location or check them out at [WestSideMarketAtl.com](#).

## 6. Westside Modern

This intimate showroom feels more like a beautifully appointed mid-century home, complete with select quality pieces imported directly from Copenhagen. How great is this [oil-on-canvas painting](#) of Siamese cats (\$880)? Visit Westside Modern at 876 Huff Road NW or online at [WestsideModernAtlanta.com](#).



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# homefront

Expert Tips, News and Happenings from  
Atlanta's Home Improvement Community

## NARI Atlanta Tour of Remodeled Homes



Photos courtesy of (left to right) Atlanta Design & Build, photography by Barbara Brown Photography; CSI Kitchen and Bath, photography by Kurtis Miller Photography

A photo is worth a thousand words. A remodeled home is worth even more! Take a break from all of your online research, hop in your car and come get inspired with the [Atlanta Chapter of NARI \(The National Association of Remodeling Industry\)](#). Spark your imagination by touring remodeled homes in Atlanta. This year, eight homes are featured on the self-guided tour, which occurs on [Saturday, October 24, at 10 a.m. to 4 p.m.](#) For more information and to purchase tickets, visit [AtlantaRemodelingTour.com](#)

## October is National Vegetarian Month

According to *The Vegetarian Times*, [about 7.3 million Americans are vegetarians](#).

Why so many? There are a ton of reasons to go vegetarian, and not all of them are purely ethical. Here are a few hard facts about how vegetarianism can be good for our bodies—and for Mother Earth!

- Vegetarians are about **40 percent** less likely to develop cancer than meat eaters.
- **75 percent** of our topsoil has been depleted primarily due to raising animals to feed people.
- It takes over **2,500 gallons** of water to produce a pound of beef versus the 49 gallons it takes to produce a pound of apples.

Food for thought?

(Source: Huffington Post/Catskill Animal Sanctuary)



## Expert Q&A

**Q:** What should I be planting in October?

**A:** Fall is in full swing, come October. This makes it the ideal month to plant. It's also the longest planting season of the year—a gracious three months! Large shipments of plants begin to arrive at nurseries in October. So consider October your treasure chest for resourcing the widest variety and highest quality of trees, shrubs, groundcovers, vines and fall vegetables.

I recommend you [plant what I call “Tara’s Trinity” of the southern landscape:](#) hydrangeas, camellias and azaleas. Try several types of each. With just a little care, you will have blooms every day of the year...for decades!

[Want to reduce the HVAC expense along a sunny side of your home?](#) Site several crape myrtle trees. They will shade your home in summer and then drop their leaves to let the sun shine in winter.

[Like the idea of garden-to-table?](#) Plant a fruiting pear tree! They are the toughest fruit tree for our zone and need no chemicals. Also, think greens like arugula, Swiss chard, collards or spinach. Enjoy!

—Tara Dillard  
Tara Dillard Landscape Design  
[TaraDillard.com](#)





## 3rd Annual Kosher BBQ

What raises money for charity, attracts competitors from all over the country...and tastes delicious? **The 3rd Annual Kosher BBQ**, which will be held on **October 18 at the Brook Run Park in Dunwoody**. Bring the family and enjoy bouncy houses, live music, craft vendors and—of course—**a whole lot of scrumptious (and kosher!) BBQ tastings**. Visit [TheAtlantaKosherBBQ.com](http://TheAtlantaKosherBBQ.com) for more information.



Photos courtesy of Brian Mailmon, photography by Michael Sussman - Sussman Imagery



## Cleaning: For the Birds?

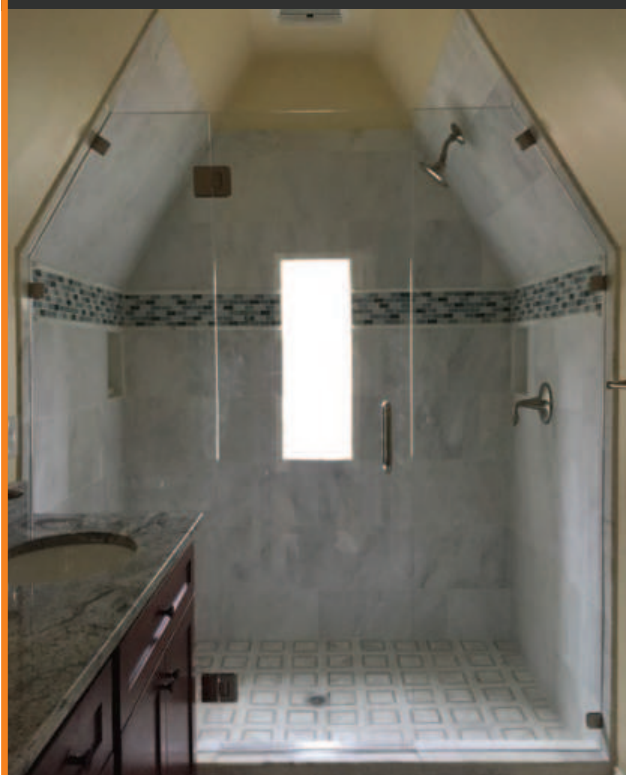
Some homeowners aren't crazy about the 'mess' that usually surrounds outdoor birdhouses, but that doesn't mean they can remove them whenever they want. In fact, **it's a federal offense to remove certain birds' nests while they are occupied!** You must wait until a nest is completely vacated.

Even if you love the idea of baby birds being born near your home, **it's a good idea to clean out your birdhouses and feeders** every year. October is a prime time for this, as most birds will not actively be using their nests now. (Note: Always wear gloves and long sleeves when cleaning to prevent exposure to insects, parasites and bacteria.) 🏠

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# Home Prep

How can Atlanta homeowners prep their homes for winter?



**CHRIS LALOMIA**  
Trusted Toolbox  
TheTrustedToolbox.com

To weatherproof your HVAC's condensate drain, add two cups of bleach and warm water into your condensate line and let it cycle through the line to help prevent algae buildup and blockage.

Use a "light test" to check your doors. Shine a light around your doors and look for gaps. Then replace old weather stripping and adjust the door from the hinges to tighten any gaps.

Caulk those windows and doors! Here's a little secret: Use clear silicone to caulk the top of the trim around your windows on the inside of the house. Finally, change those filters! HVAC systems run more efficiently with clean filters.



**HELEN ALBRIGHTSON**  
NG Turf  
NGTurf.com

Winterizing your irrigation system is a must if you hope to continue to use it next spring! Do these three things before the first freeze.

1. **Insulate:** Wrap all above ground pipes and valves in foam insulation or cover well with pine straw.
2. **Deactivate:** If your system is controlled by a digital timer, set it to "rain mode" to deactivate the system. If your system works with a timer dial, unplug it from the power source for maximum energy savings.
3. **Evacuate:** To prevent cracked pipes, removing the water from your piping system is critical. You can remove enough water by turning off the water supply and running your system through one complete cycle.



**JUSTIN MILLRAD**  
CoolAir Mechanical  
770CoolAir.com

The best time to winterize your HVAC unit is in early fall. Address the outdoor unit first and then the inside heating unit.

1. **Remove leaves, twigs and general debris** from the outdoor air conditioning unit.
  2. **Install tubular foam or rubber pipe insulation** to protect against freezing.
  3. **Cover the HVAC unit** with a waterproof air conditioner cover.
- Most importantly, schedule an HVAC maintenance check. Maintenance involves changing air filters and having a thorough inspection of the heating system. It's a great way to catch small issues (replacing worn parts or tightening connections) before they turn into more expensive and uncomfortable outages.



**AMY GREENE**  
Desjoyaux Pools  
DesjoyauxPools.com

Winterizing your pool is a four-step process.

1. **Clean out any debris inside the pool, the skimmer and the pump basket** using a vacuum, a robotic cleaner or a net.
2. **Properly balance your water's chemistry.** Using a water test kit, adjust the water to the recommended levels of chlorination, pH and total alkalinity.
3. **Disconnect your pump and filter** and make sure all water is completely drained from the pump and filter. If you have a heater, drain it and make sure there is no standing water inside. Turn off any automatic chlorine generator systems.
4. **Tightly cover the pool with a winter cover** that is strong enough to withstand the weight of snow and ice.



**ANTHONY CASPER**  
Gutter Dome  
GutterDomeofAtlanta.com

Clearing your gutters of any clogged debris and flushing out all downspouts is necessary to ensure that rainwater can easily be dispersed away from your home. Clogged or full gutters can cause water to back up and develop moisture in the fascia and soffits.

The gutters are your home's first line of defense in the battle to keep it protected from foundation problems. Have a professional clean and clear your gutters of debris. Also, **make sure your gutters are pitched and leveled properly** for correct water flow. All of these tasks will prevent clogging issues and help to prevent ice dams from forming inside the gutter.



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TIPS AND  
TRENDS

BY KATHY KANTORSKI







Sonneman Stix  
LED Arm Pendant



Hinkley Chandelier  
Hamlet Collection

Photos courtesy of (left to right) SONNEMAN - A Way of Light; Hinkley Lighting



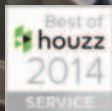
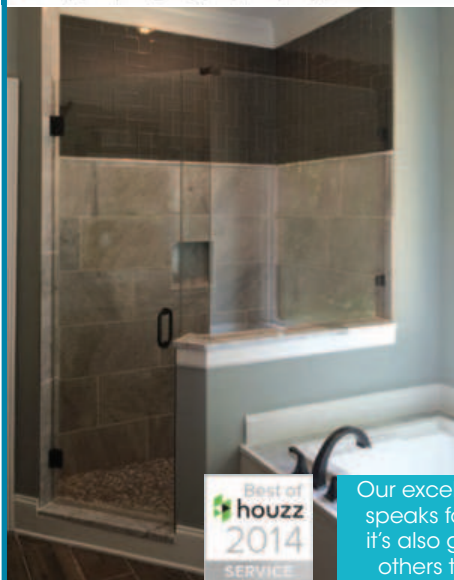
Metropolitan Winter Solstice LED Chandelier  
Photo courtesy of Metropolitan Lighting, a Minka Group Company

**“The lighting industry is in tune with how our world is changing,” industry veteran Mary Ann Boedeker says.**

As a senior buyer for online lighting retailer Bellacor.com, she sees all of the product offerings on the market today, and explains that *now* is an exciting time for lighting.

“I am very passionate about how technology is integrated into the home,” she says. This integration allows for conveniences that align with today’s busy lifestyles and creativity when it comes to style. You will be amazed by the marriage of form and function.”

Ready to be amazed? We’ve compiled recommendations from lighting-industry experts to provide a wide scope of advice and options—all at your fingertips. ●



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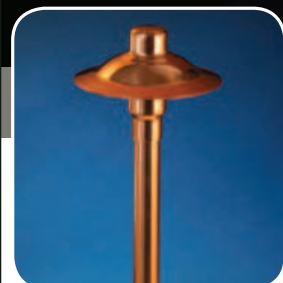
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Photo courtesy of Leviton

## Above and beyond

Some of the most intriguing advances in lighting technology involve increased versatility. “Light switches are often the most frequently used devices in the home, so why settle for simply on or off?” asks Frank Therrien of Colonial Lighting, a BSI Company.

**Therrien advocates for light dimmers, noting that these can not only enhance the mood of a room, but also achieve longer bulb life and use less electricity.** Though he adds a word of caution: “Not all dimmers are compatible with LED and CFL bulbs.” Check with your local lighting specialist to determine which bulbs will work with your fixture. Newer to the market, warm-dimming LED bulbs are a popular choice.

The ability to control your lighting in automated or remote ways is an in-demand trend, as well. “Thanks to evolving technology and communications protocols, including Wi-Fi, lighting control options have seen a dramatic increase,” says Jay Sherman of Leviton. “Radio frequency (RF)

### Fixture Tip

Light fixtures are the “jewelry” of your home, so put some serious effort into choosing the right ones. It is just as important as furniture shopping! Your home’s fixtures should look like they came from the same catalogue, but they don’t have to be the exact same product. Mix tones and metals for a look that is cohesive yet fun.

—Alicia Mooney, *Alicia Mooney Interiors*

platforms offer homeowners an affordable solution to control lighting loads locally or remotely using mobile applications on smartphones and tablets. There are also a growing number of Bluetooth-enabled devices,” he adds.

Boedeker points to one such mobile app: fanSync from Fanimation. This Bluetooth-based technology connects your phone to your ceiling fans (multiple fans can be paired with your phone), allowing you to control the fan speed, lighting and timer functionalities from your iOS or Android device.

Another exciting advancement: Lutron Electronics recently announced that its Caseta Wireless system now supports Apple’s HomeKit, which allows you to use Siri to control the lights throughout your house. You can even take it a step further! Michael Smith of Lutron says, “For a more sophisticated solution in which every light, shade and thermostat in your home is controlled from keypads and smart devices—and to which AV and security systems can be linked—consider Lutron’s Radio RA2 and HomeWorks QS systems.”

Lighting controls with occupancy-sensing technology is another technology on the rise. These devices automatically turn lights on and off based on whether the area is occupied. Tom Leonard, marketing director for Leviton’s lighting and energy solutions unit, notes that the company’s LevNet RF line of products includes an occupancy sensor that can be used to automatically turn off plug loads when a space is vacated. (Read more about LevNet’s RF line under “Solar Freedom.”) This is especially useful when considering the energy savings it allows. “Devices that plug into a standard electrical outlet create plug loads that are known as ‘phantom’ loads—these continue to draw power even when they are supposedly off,” Leonard explains. “According to the U.S. Department of Energy, homeowners can save as much as \$400 per year on their electricity bill by getting rid of phantom loads.” ●

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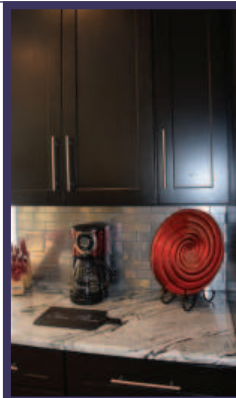
Homes in general are getting increasingly smaller. And many homeowners do not cook as often as previous generations did!

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## Solar freedom

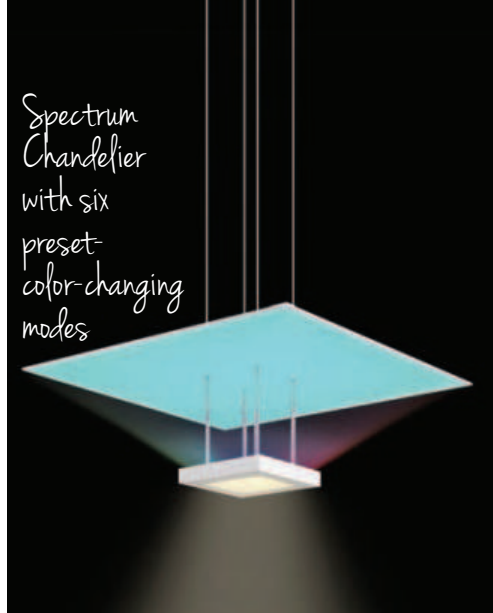
The beauty of a solar-powered light fixture is that it is not only independent from electrical sources (and therefore as energy efficient as you can get), but also wireless. Of course, these fixtures are completely dependent upon the duration and intensity of the sunlight they get, but technology has increased their efficiency—and their efficacy.

One new solar technology that stands out from the crowd is the LevNet RF self-powered line of products from Leviton. Simply replace a traditional wall switch with a LevNet RF receiver wall switch; then you can place a LevNet RF transmitter (additional wall switch, occupancy sensor, three-way switch and more) anywhere you'd like, no wires required. Want a wall switch by your bedside lamp? Or an occupancy sensor next to every entry point in your living area? This system's got you covered, with no additional wiring needed. Each transmitter is solar powered (using zero electricity), and each receiver uses the same wiring as your existing wall switch, while only using less than half a watt of electricity in standby mode.

"Traditionally, adding new locations for light switch control, room configurations or energy savings was costly and destructive due to the need to pull new wire through walls and ceilings," Leonard says. "Levnet RF offers customers a



Photos courtesy of Alfi Trade; SONNEMAN - A Way to Light



reliable, cost-effective, do-it-yourself wireless solution for basic lighting control, three-way or multi-location switching, dimming, occupancy sensing and receptacle control for additional energy savings."

## Light therapy

It's widely accepted that lighting can go a long way in setting the mood of a room. But did you know that the color of light can also affect your brain? "Light transforms the way you feel," Smith says. "Think about your mood on a drab, cloudy morning compared to a sun-kissed day, or a bright afternoon sun that softens into an evening dusk. Your home is a place where you experience comfort, romance and peace of mind. These feelings can be controlled through the lighting in your home."

In recent years, the alternative medicine known as chromotherapy has seen a resurgence. Also known as color therapy, the science behind this treatment involves using the color spectrum in lighting to improve your mood. Boedeker recommends two color-changing fixtures offered through Bellacor.com. One is Alfi, a color-changing showerhead.

**"Turn on the fun in your shower just by turning on the water—the LED lights will automatically light up and set the mood,"** she says. "They will even change colors automatically based on water temperature. All of this with no batteries—everything is self-powered by a built-in dynamo that takes advantage of the water pressure to create energy to light the bulbs."

Whereas showerheads are a typical offering for chromotherapy, chandeliers are not. And yet, Sonneman's Chromaglo Spectrum chandelier brings the excitement of variable color illumination to the dining and living areas.

"Spectrum lets you control the lighting's direction, ►

## 3 Top Trends in Outdoor Lighting

We asked Lindsey Barnhill of Architectural Transformations what she sees trending in outdoor lighting in 2016. She's spotted a few great ones...and one not-so-great one!

1. **More LED** and less halogen lighting.
2. **Mixing up color temperatures** within a single project.
3. Homeowners realizing **safety value of outdoor lighting**, not just for curb appeal.

**The Not-So-Good Trend:** Because installing LEDs systems is a little easier to do, more companies are installing these systems without the ability/knowledge to service issues down the road. They are taking the money on the front end and not standing by their work! Make sure you hire an outdoor lighting pro so you don't get stuck with a broken installation.

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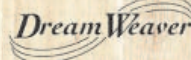
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distribution, intensity and color,” Boedeker notes. “With six preset color-changing modes with variable speeds, as well as four preset brightness levels, you are able to easily customize and operate these lights with a remote control.”

The color temperature of a light bulb also has a profound, albeit subtler, visual effect—both indoors and out. “With residential exterior lighting, balance warm and cool lights,” recommends Jim Burks, founder and president of Pinnacle Lighting Group. “If you only have one color, the effect may appear more commercial than residential.” Burks goes on to note that the correlated color temperature (CCT) of an exterior lamp can also effect how vibrant your landscape seems; for example, when lighting greenery, go with a 4200K light, which has a blue hue that enhances the green color of the tree or shrub. For brown or tan stone, a 2700K light will help increase the vibrancy of the hardscape.

## Chandelier-ing

Perhaps the fixture that has advanced the furthest in terms of both design and technology is the chandelier. “Lighting manufacturers are leveraging LED technology to create new and interesting forms for chandeliers,” Boedeker notes.

Therrien agrees. “Today’s chandeliers are eschewing the overly scrolled and adorned designs of the recent decade in favor of cleaner lines,” he says. “However, that does not mean you’re limited to cold designs with only straight lines.” Indeed, integrated LEDs allow for a wide variety of shapes and styles in chandeliers.

Whatever you do, do not discount the chandelier in your home. “Consider the dining room chandelier the most important single piece of decoration, or ‘jewelry,’ in your home,” Therrien advises. And these fixtures aren’t just limited to the dining area—they can be in nearly any room of the home. “Make sure the scale fits the room; it’s okay to go a little larger in rooms with higher ceilings,” advises Alicia Mooney of Alicia Mooney Interiors. “Chandeliers—and lighting in general—help to create the mood, so have a little fun with it.” 🏠

### RESOURCES

**Alicia Mooney Interiors** | (706) 540-3025  
**Architectural Transformations** | ATOutdoorLighting.com  
**Bellacor.com** | Bellacor.com  
**Colonial Lighting, a BSI Company**  
 Colonial-Lighting.com

**Hinkley Lighting** | Hinkleylighting.com  
**Leviton** | Leviton.com  
**Lutron Electronics** | Lutron.com  
**Pinnacle Lighting Group** | PinnacleLightingGroup.com  
**WAC Lighting** | WacLighting.com



Photos courtesy of (left to right) Reynolds Plantation; èlan Lighting, photography by Corbis Images



## Bulb Business

Newer generations of bulbs are not suitable for all of the applications for which the older-technology incandescent bulbs are suitable. For example, LED bulbs are extremely sensitive to heat. This can adversely affect the bulb’s performance if heat is not allowed to dissipate or escape effectively. So, installing LEDs in closed fixtures like ceiling flush-mount fixtures is not always advisable. Conversely, CFLs do not respond well to periods of prolonged cold temperatures, which makes them not the best choice for exterior lights. Also not all LEDs and CFLs are intended for use in damp or wet locations. Make sure you are choosing the right bulb for your situation.

—Frank Therrien, Colonial Lighting, a BSI Company

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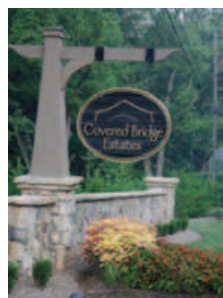
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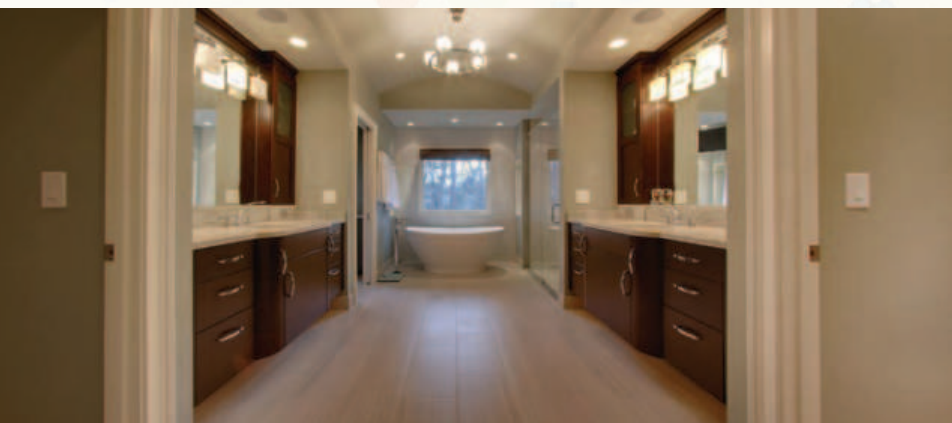
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**Heart of the Home***Kitchen Addition, Laundry and  
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Originally built in 2000, this Milton home may be grand in size, but its meager and outdated kitchen left this family of five with no other choice than to remodel and renovate. The remodel also added other new space to the home, including a family room, a new laundry and a mudroom. Come see how they all blend seamlessly with the home's existing rooms. With its new, modern yet classic style, this home should not be missed.

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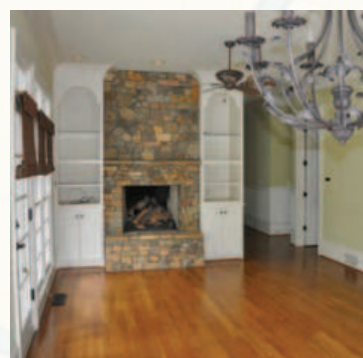
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**Drab to Fab!***Main Floor and Basement Remodel***12220 Boxwood Circle  
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The features in this remodel are plentiful and gorgeous: a stunning new kitchen, the master bath's towel warming drawer, a television screen discreetly placed behind the sports bar mirror and even custom sliding barn doors for the basement's home theater. Come wander through this impressive remodel and get some great ideas for your own home project!

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Roswell, GA 30075**

If there's one thing these Roswell homeowners wanted most from this Neighbors Home renovation, it was a complete in-law suite. What was once an unused basement has been transformed into a beautiful living space ideal for entertaining, with tray ceiling features that create an upper level look and feel.

Open windows and recessed lighting brighten up this airy, expansive space. The kitchen features granite countertops and a bar top fit to overlook the entire living room area. Adjacent to the kitchen is a "gotta see it to believe it" bedroom big enough to fit a king-sized bed and dresser!

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## Seashells by the Seaside

*Basement/Terrace Level Remodel*  
515 Boulder Way, Roswell, GA 30075

Who says a relaxing seaside ambiance can only be found in a vacation home? Not Handcrafted Homes or these Roswell residents! By adding wide windows and expansive transoms, this unfinished basement was transformed into a terrace-level renovation.

Loads of unique features make this a truly special space: floor tiles that mimic wooden planks, a stone tile fireplace surround and even playroom carpet squares in alternating colors. Pecan can also be found throughout the room, from elegant pecan cabinets to a pecan countertop in the bar area. An engineered quartz countertop adds an effortlessly sleek finish. Talk about Feng Shui! This home is full of functionality and natural flow.

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5

## Contemporary Inspiration

*Master Bath, Kitchen, Laundry,  
Powder Room and Den Remodel*  
8725 Torrington Drive  
Roswell, GA 30076

This dreamy remodel includes a must-see luxurious contemporary bathroom retreat featuring Rutt Handcrafted cabinets. Highlights of the remodel include porcelain tile, his and hers closets, a master spa-like freestanding bathtub and top of the line plumbing fixtures. Together they blend into a wonderful flow and add loads of new functionality and comfort.

In the new, bright and open kitchen space (photo not available at time of press), the high-end appliances make life much simpler for the family. From the durable Perlato quartzite countertops, to the contemporary Leicht cabinetry with warm under cabinet lighting, this designer kitchen is now an absolute inspiration. The flooring throughout the kitchen, laundry area and powder room features Neolith tile that gives the illusion of a concrete floor.

The laundry area also features Leicht contemporary cabinetry with Compac quartz countertops and plenty of storage for this family.



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## Home Sweet Home

*Kitchen and Bath Remodel*  
5335 Harrowood Lane  
Atlanta, GA 30342

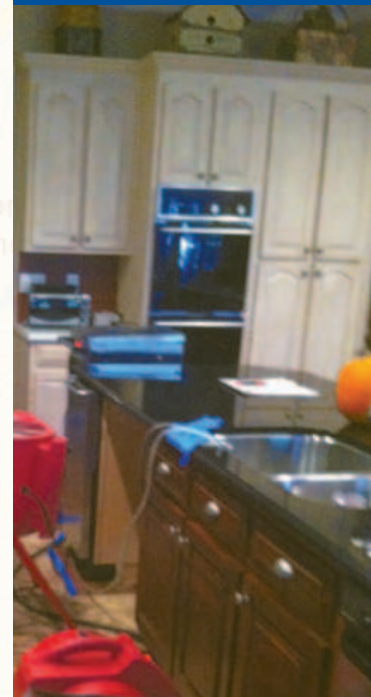
This is a beautiful example of “one thing leading to another.” Instead of the usual aesthetic reasons for remodeling a home, this Atlanta homeowner’s project began with a leaking pipe, which led to an island replacement. That then led to a complete kitchen and bath overhaul!

These photos don’t do this incredible makeover justice. Only in person can you appreciate the subtlety of the off-white cabinets, the soft hues of the quartzite countertops and the soaring glass cabinets (with hidden LED tape lighting that showcases the 12-foot ceiling.)

For the master bath (photo not available at time of press), the homeowners needed more storage and an updated look. So it was transformed into a “spa retreat” featuring warmed floors, a curbless glassed in-shower, a graceful freestanding tub plus special niches to recharge phones, hold necklaces and cold beverages and even make room for a coffee maker!



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**Picture Perfect**

*Kitchen and Family Room Remodel*  
 20 Putnam Circle NE  
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When it comes to interior decorating and renovation ideas, first researching and finding inspiration in visual imagery is a must! You can choose to flip through home improvement magazines (like the one in your hands right now) or use online visual tools like Pinterest. Whatever your favorite mode of inspiration, this project proves that bringing your dream home to life is a dream that can come true.

Magazine clippings in hand, the homeowners met with Cruickshank Remodeling and showed them what they wanted. And boy did Cruickshank deliver!

With a textured and modernized pull-out pantry, this project's simple—yet stylish—kitchen features a classic island with seating, the adjacent informal eating area, wide plank flooring and recessed ceiling lighting. All with gorgeous embellishments you have to see up close and in person to believe.

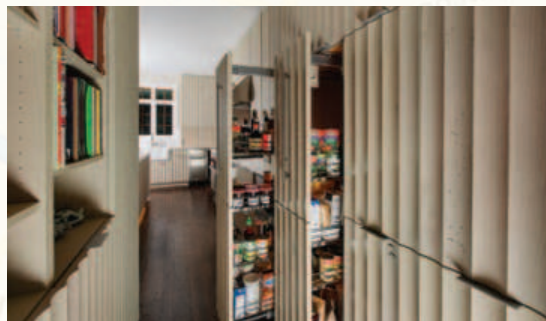
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## COME IN SMALL PACKAGES

### Boost Your Backyard's Appeal with a Small Pool or Spa

By Amy Meadows

**D**o you ever imagine yourself lounging by a shimmering swimming pool in your own backyard? If you have limited outdoor space, it may seem like an unrealistic dream. But pool ownership is not necessarily out of reach!

In fact, with the host of small pool options available today, you and your family could find yourselves taking a well-deserved dip before you know it. By matching what you want with what your yard can accommodate, you'll be able to identify and install the perfect compact pool for your needs.

#### Pick Your Pool

The right pool for you should be based not only on the amount of space you have available, but also on the functions you want it to serve. "Small pools are used for a variety of reasons," explains Evan Horning of Neptune Pools. "The most common reasons are relaxation and general leisure, followed by exercise and therapy." ●







Photo courtesy of Georgia Classic Pools, photography by Joshua Dover



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There are three types of small pools you should familiarize yourself with as you begin your search for the ideal option. Note: While a standard residential family pool can range in size from 15 feet by 30 feet to 20 feet by 40 feet, these smaller pools take up much less space and often are installed for very specific purposes.

### Lap Pool

Specifically designed for swimming laps, this type of pool typically is long and narrow with one lane. According to Horning, lap pools usually measure between eight and 10 feet wide and 40 feet long. Features like swim jets for resistance swimming can up the fitness quotient in a lap pool, and heating elements will make it operational year round. Yet, while a lap pool can be beautiful, the usual bells and whistles (like steps and ladders) frequently are omitted to facilitate swimming laps.

### Spa or Hot Tub

The terms “spa” and “hot tub” often are interchangeable when referring to outdoor water features. The real difference has to

do with the placement of the tub itself; hot tubs (as well as portable spas) sit above ground, while permanent spas are built into the ground and customarily connected to a standard swimming pool. Additionally, hot tubs or portable spas are made of wood or acrylic, while permanent spas are constructed out of concrete. The size of the spa will be determined by how many people you want to sit in it, while the main function remains pretty straightforward. In a hot tub or spa, the key is relaxation.

### Spool

Also referred to as a cocktail pool, the term “spool” (a combination of the words “spa” and “pool”) is “used to describe something that is smaller than a typical pool but larger than a typical spa,” Horning says. It has features commonly found in both pools and spas, such as heating elements, therapy jets, lounging or tanning benches and more. The primary purpose of a spool is for general recreation—mainly jumping in and cooling off quickly on a hot summer day. “These pools are designed more for Olympic loungers and not Olympic swimmers,” Horning adds. ➤

### Size Ranges:

#### Standard Pool

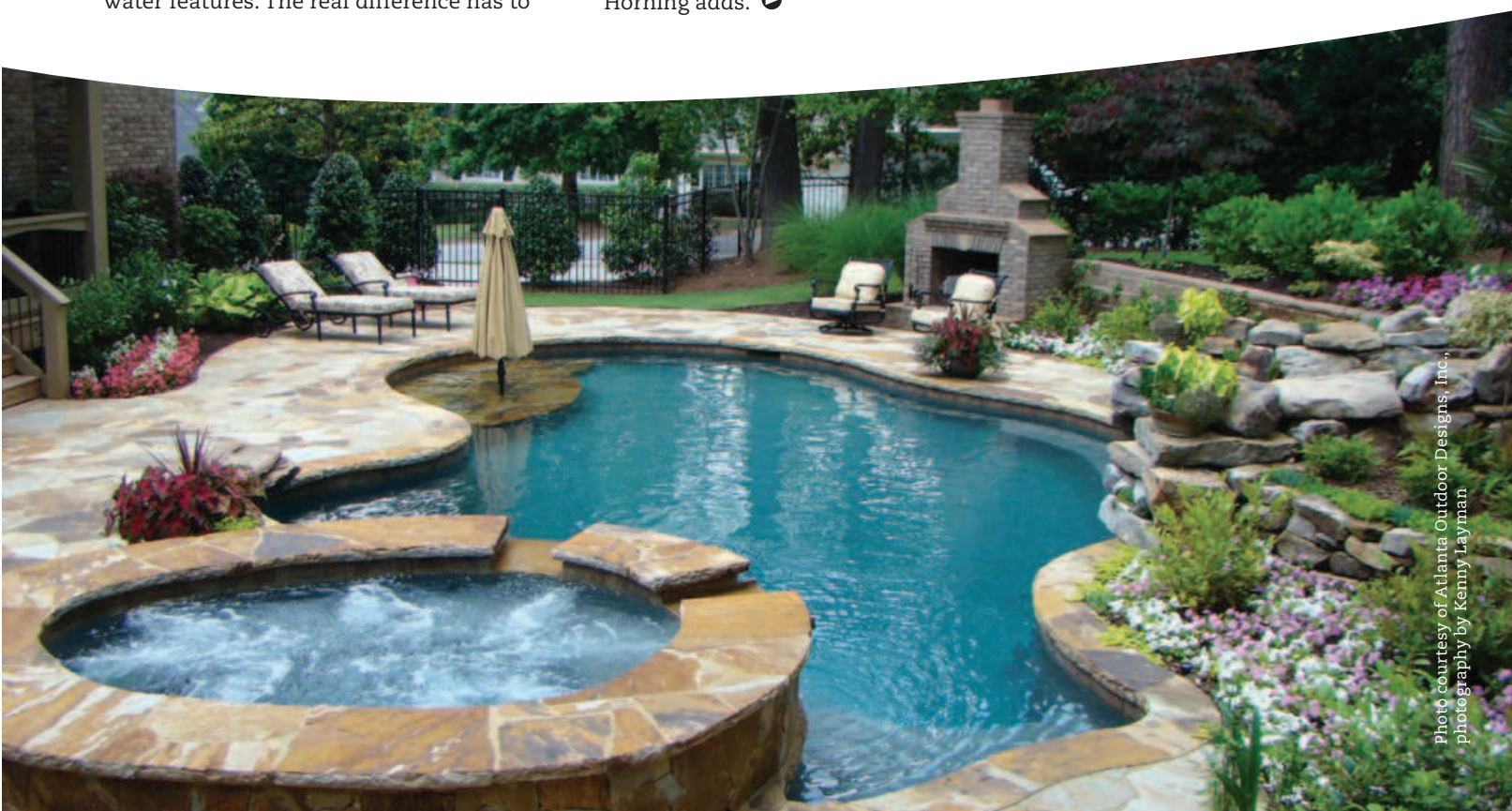
15 feet x 30 feet  
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#### Lap Pool

10 feet x 40 feet

#### Spool

12 feet x 14 feet







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A spool usually measures about 12 feet by 14 feet and is ideal for small backyards and homes within city areas. “The idea of a small pool is definitely becoming a popular request, especially now that more people are downsizing and may not have the large-scale yards they once had,” notes Hannah Seaton with Ed Castro Landscape.

## Cost Concerns

Although you’re dealing with a smaller footprint, a small pool option is still a significant investment. For instance, hot tubs and portable spas cost between \$2,000 and \$12,000; an in-ground spa will range from \$15,000 to \$20,000.

And when it comes to lap pools and spoos, the price can be comparable to that of a large family pool. According to Horning, smaller pools can easily cost upwards of \$40,000 or more. “Homeowners need to understand what they are getting and be comfortable with having a small pool,” he says. “Sometimes the available space dictates a smaller pool, but if space is available, it is cheaper to build a larger pool to start with than to increase the size of the pool after it has been built.”

However, if a small pool is your still best option, Seaton notes that a safe estimate would be about \$35,000. (This figure should include all surrounding features.) She observes, “We usually recommend that you double the cost of the pool itself to account for pool decking, landscaping and such.”

She also reveals that many pool companies have a set minimum price for constructing a small pool. “For example, if you want a 10-foot by 10-foot pool, you are going to pay the same as you would for something closer to a 12-foot by 30-foot pool,” she explains. Therefore, it’s important to understand the pricing models used by the pool installation companies you consider hiring for your project.

Fortunately, when it comes to costs, a smaller pool does yield less overall water usage, including during the initial stage of filling it. Your water bill most likely won’t take as big of a hit as with a standard pool, but costs will exist and should be accounted for when a pool—of any size—is installed. ●

When it comes to lap pools and spoos, the price can be comparable to that of a large family pool.

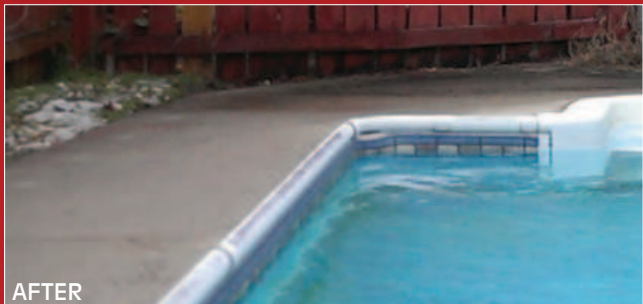


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## Manageable Maintenance

A smaller pool means less maintenance, right? Yes and no. "The type and frequency of maintenance is the same, but the amount of time should be reduced due to the size," Horning says. And if the pool is heated or experiences heavy usage, it may even require more frequent attention. As Seaton explains, a pool must be kept clean and chemically balanced regardless of its size. The same is true for a hot tub or spa, which, in addition to chemicals and sanitizers, also has filters that need to be cleaned (or replaced when necessary) and a cover that is exposed to the elements, calling for additional care.

## Blending In

These days, surrounds are just as vital to the aesthetic of a pool installation as the pool structure itself. Hardscapes include everything from natural stone accents and pavers to well-crafted lighting designs and outdoor living spaces (with fireplaces, fire pits, outdoor kitchens, barbecues and more). And the right landscaping can turn an installed pool into the centerpiece of a spectacular garden. This applies to small pools as well as standard family pools. You just need to keep size in mind. As Horning states, hardscape and landscape plans "need to be designed and scaled to the space."

Seaton concurs, adding that with small pools, it's common for people to want to keep the overall design simple yet appealing. "The most important thing to keep in mind is to work with a landscape designer or architect so that you can really design something that will be functional and timeless," she says.

## Timing Is Everything

With the ability to build throughout the year in metro Atlanta, you can begin a small pool project at any time. However, with such wet local winters, spring or fall are usually ideal for such an undertaking. In any case, Horning notes that, depending on the complexity of the project, an installation can take between six and 12 weeks. And soon enough, you'll be ready for your very own backyard pool party. As Horning concludes, "Just because you don't have the space or desire for a larger pool doesn't mean that you can't enjoy the benefits and features of owning a pool." 🏠

### RESOURCES


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**Ed Castro Landscape** | [EdCastro.com](http://EdCastro.com)

**Georgia Classic Pool** | [GeorgiaClassicPool.com](http://GeorgiaClassicPool.com)


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## The (Really!) Great Outdoors

These homeowners love to entertain outside, but their patio was too small and there was no real flow or reason to go out there.

They didn't want to chop the spaces up into disconnected rooms that felt empty without a crowd. So the goal was to create a series of rooms that were all linked. This was achieved by using colors and textures that were distinct—but not divided. The end result was a series of engaging spaces that could either entertain a larger crowd or simply host a party of a few friends.



BEFORE

Before, there was only a crumbling flagstone walk and small patio.



AFTER

A room with a view!

The space feels cozy and protected yet still connected to the larger fabric of the landscape.



AFTER

The finished landscape at dusk shows the connection between all of the outdoor rooms.

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## 5 Curb Appeal Tips - A Two-Part Series

***“You never get a second chance to make a first impression”*** is an old adage that has been attributed to a few different sources.

Oscar Wilde added some color commentary to that old adage, saying, “It’s better to be beautiful than to be good. But...it is better to be good than to be ugly.”

In this two-part series, I’m going to list 10 things to think about when trying to make your curb appeal both beautiful and good. When it comes to getting top dollar for your home, both are crucial. Here’s what “curb appeal” really means to today’s savvy residential real estate consumer. (I’ll list the first five in this issue and share the final ones with you next month.)

**1** **Thy Neighbor’s Curb:** If your neighbor has a less-than-appealing exterior, it can become a sale-killing detriment to your own curb appeal. So make it your mission to somehow help them mitigate their issues—as diplomatically as you can!

**2** **An “Omni-Channel” Experience:** Fine-tune it all! Your neat mailbox and immaculate curb, your pretty front yard, your nifty address numbers, your pressure-washed hardscapes, your night lighting, your full flyer box, your erect signage, your front steps, the aroma of your home, the freshness of every space in the house. All of these and more should feel like part of one seamless, terrific consumer experience.

**3** **Mobile, Mobile, Mobile:** All the contact information and online details you post in your yard about your listing must be compatible with your potential buyer’s handheld device. If you get the mobile part wrong—if your information is difficult to work with when a potential buyer wants to pull it up on their smartphone—you may be missing a key “first impression.”

Don’t believe it? The National Association of Realtors recently estimated that weekend traffic to real estate websites is now accessed 82 percent of the time via mobile applications.

**4** **Landscape:** Congruent color, clean hardscapes and fresh finishes matter in the front, rear and side yards. So eliminate invasives, vines and weeds and emphasize healthy trees. Clean up the borders and use the entire yard to your advantage!



**Fine-tune it all! Your neat mailbox, your pretty front yard, the freshness of every space in the house.**

**5** **Roofing and Exteriors:** Roofing is often the most vulnerable part of the house. So a dirty roof (or one with an obvious lack of maintenance) is always noticeable and often counts against you. A gleaming, sturdy, clean roof—plus carefully maintained exterior siding, bricks or other surfacing—is critical to boosting a buyer’s belief in the seller’s top dollar price. 🏠



Lee Taylor is a 16-year veteran Georgia Realtor and a Charter Member of Keller Williams Realty in Georgia. He’s a graduate of Furman University and a former U.S. Army officer, and he currently serves on the PTA for Oak Grove Elementary School. Visit [Intownatlantahouses.com](http://Intownatlantahouses.com) for more details.

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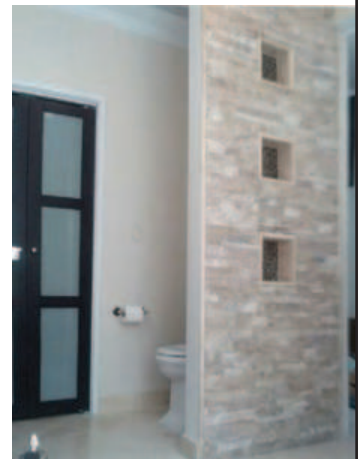
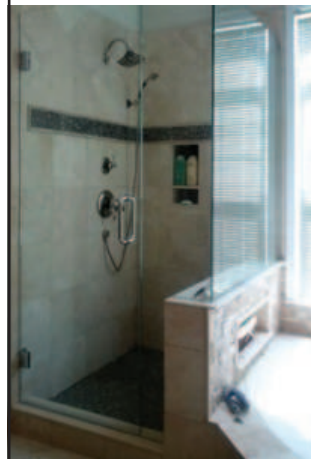


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# Carpet Shopping?

## Know Your Fibers!

**Wool** – Ultra-soft wool is considered the premier fiber in carpet construction. It has excellent resilience and durability and is the most green carpet fiber available. Wool is the most costly of the carpet fibers.

**Nylon** – Nylon is historically regarded as the most durable synthetic fiber and is the most commonly used fiber for carpet in the industry. Nylon offers excellent comfort, vibrant colors and is inherently stain resistant.

**Triexta** – Made by DuPont, Triexta offers the wear advantages of nylon, but with more stain and soil resistance. It can easily be cleaned using just water! SmartStrand Forever Clean, Sorona, and Silk are the Triexta brand names.

**Polyester** – Stain and fade resistant, polyester also offers exceptional softness, making it ideal for thick cut piles. It has excellent color clarity, color retention, strength and abrasion resistance.

**Olefin** – Also known as polypropylene, Olefin is the most stain resistant fiber. It's primarily available in Berber and commercial carpets. Polyester and olefin tend to be less costly than Nylon and Triexta.

### Which carpet wears the best?

After wool, nylon is traditionally cited as the most durable fiber. Triexta is also proving to perform as well as nylon. More important than the specific fiber is the construction of the carpet (density, twist, ounce weight.)

### Which fibers are the best choice for families with children and pets?

Solution-dyed nylon, Triexta and solution dyed polyester. These fibers can be cleaned aggressively without damage to the carpet.



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# Turn Down The Lights!

## Make The Switch to Smart Home Lighting

If you think about it, the most frequently used devices in your home...are your light switches! We constantly are turning them off, on, or adjusting the dimmer level.

What's that?

You don't have dimmers on all your lights? Why not? You wouldn't settle for a TV that only had one volume level, so why settle for a chandelier with only one light level?

For a very small investment of time and money, you can enhance a room's adaptability by installing a light dimmer. Dimmers not only enhance

the mood of a room, but can greatly extend the life and energy efficiency of incandescent bulbs. Additionally, when used within incandescent bulbs, dimmers produce a warmer glow, while CFL's and LED's may not.



**To prevent frequent changing of incandescent bulbs, you might consider installing dimmers for you:**

- Recessed downlights (cans) in tall ceilings
- Tall entry foyer fixtures
- Exterior lights
- Ceiling fan light kits within tall ceilings
- Halogen or xenon under-cabinet lights

**Areas you might not have thought about dimming, (but you'll be happy you did!) include:**

- Bathroom vanity lights - These dimmers reduce glare when getting up in the middle of the night.
- Hallway ceiling lights - Serves as low-glare night lighting.

Remember, before installing a dimmer within your home, be sure to ask your local electrician about compatibility of a dimmer to avoid fire hazards.

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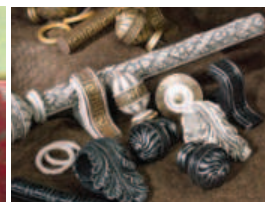
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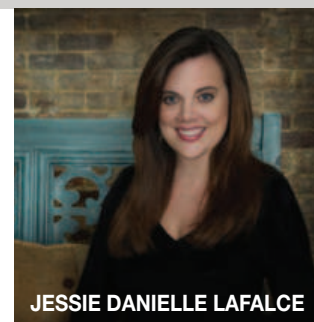
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## DIY Braves Flag

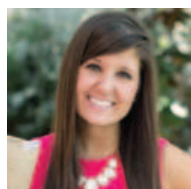
In our August issue, we featured a fabulous group of bloggers: the Craft Box Girls. (Visit [CraftBoxGirls.com](http://CraftBoxGirls.com).)

This issue, we continue the trend with Lynn Lilly, who not only is a Craft Box Girl herself...but she also founded this great group! Here's a neat little DIY project featuring our hometown team. Go Braves!



### MATERIALS USED

- ☐ 40" x 14" burlap
- ☐ 14" x 12" red chevron canvas
- ☐ 2 pieces of 14" x 1.5" navy blue cotton fabric
- ☐ 4 strips of 14" white rick rack
- ☐ 12" x 12" navy blue cotton fabric
- ☐ Hot glue gun and glue sticks
- ☐ Braves logo (We printed out the logo from SportsLogos.net - you will find most sports team logos on this website.)
- ☐ Chalk
- ☐ Rust-Oleum Never Wet Outdoor Fabric Spray
- ☐ Garden Flag Pole



Lynn Lilly has spent many holidays studying the creativity of Martha Stewart, trying to impress family and friends with new table settings and party décor. When she's not crafting or traveling the country for Craft Box Girls, she and her husband love trying new restaurants and hanging out with their three dogs!

## 6 Steps

**1** Cover a flat surface with parchment paper. Fold the burlap in half. Glue sides from the bottom up with the hot glue gun, leaving the top 2 inches of the sides open because you will need this opening to insert the flag pole. Glue the bottom edges together.

**2** Center your piece of chevron canvas on the burlap and use the hot glue gun to glue the edges of the canvas to the burlap.

**3** Line the top and bottom of the chevron canvas with the 14" x 1.5" piece of navy blue fabric. Glue these pieces down with the hot glue gun. Make sure the edges of the chevron and navy fabric touch.

**4** Line the edges of the navy blue fabric and the chevron canvas with the strips of white rick rack. Secure with the hot glue gun.

**5** Print and cut out your desired logo. Flip your logo over and trace the logo on the 12" x 12" inch navy blue fabric with the piece of chalk. Cut out the logo and flip over. Center the logo on the chevron canvas and apply with the hot glue. Let the hot glue dry and your flag set for 15 minutes.

**6** Follow the directions on the Rust-Oleum Never Wet Outdoor Fabric Spray to ensure that your flag is weatherproofed.





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